

500,000 SF INDUSTRIAL DEVELOPMENT

Located at the crossroads of I-295 & I-64



WHITE OAK INDUSTRIAL



GARETH O. JONES

Managing Director
garetho.jones@jll.com
O + 1 804 200 6453
M + 1 804 514 8171

JIMMY APPICH

Managing Director
jimmy.appich@jll.com
O + 1 804 200 6420
M + 1 804 928 5599



Property Highlights

- **500,000 SF** cross dock facility
- Immediate access to **I-295 & I-64**
- **M-1** zoning
- **All utilities** in place
- **51 acre** site
- **6 miles** to Richmond International Airport
- **13 miles** to Downtown Richmond
- **17 miles** to Richmond Marine Terminal
- **89 miles** to Port of Virginia



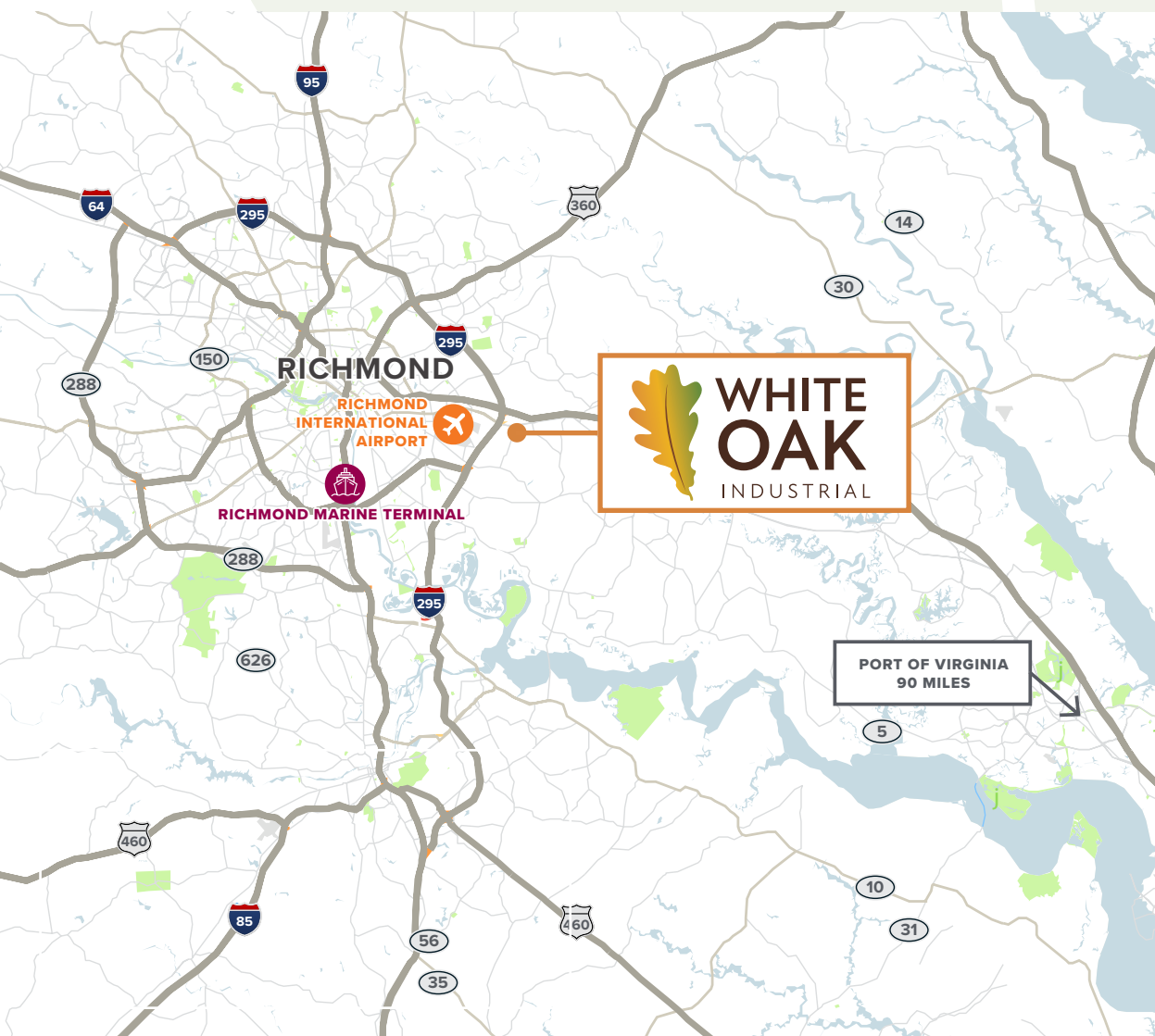
Property Description

ADDRESS:	5701 Technology Blvd, Sandston, VA 23150
BUILDING SIZE	500,000 SF
LAND AREA	51 acres
ZONING	M-1C
TYPE	Cross-Dock
ROOF	Membrane
CONSTRUCTION TYPE	Tilt-up
CLEAR HEIGHT	36'
FLOORS	7" thickness
CAR PARKING SPACES	376 spaces
TRAILER PARKING SPACES	227 spaces
DOCK-HIGH DOORS	100
DRIVE-IN DOORS	4
POWER	3000 AMP+, Source: Dominion Energy
FIRE PROTECTION	ESFR
LIGHTING	LED
TRUCK COURT SIZE	185'
TRUCK APRON	60'
SPEED BAY	60'
BAY DIMENSIONS	52x54

Site Plan



Optimal Distribution Location with Unparalleled Connectivity



DRIVE TIME ANALYSIS

RICHMOND CBD	13 Miles
WASHINGTON, D.C.	115 Miles
BALTIMORE, MD	155 Miles
PHILADELPHIA, PA	255 Miles
CHARLOTTE, NC	298 Miles
NEW YORK, NY	341 Miles
CHARLESTON, SC	426 Miles
PORT OF SAVANNAH	469 Miles
COLUMBUS, OH	491 Miles
ATLANTA, GA	537 Miles



The property is located 1.5 miles from I-295 and 2.4 miles from I-64, with easy access to I-95, connecting the Property to the most densely populated corridor in the U.S. stretching from Southern Florida all the way to Maine.

THE ENTIRE I-95 REGION REPRESENTS:

- 21% of the nation's road miles
- 1,040 urban area miles - 60%+ of which are heavily congested
- 5.3 Billion Tons of Freight Shipments annually
- 46 Major Seaports - \$172 billion imported through Seaports, 34% of U.S. total
- 40% of U.S. GDP
- 38% of all U.S. jobs
- 110 Million People in the Region
- 272 Average number of people per square mile, 3x more densely populated than U.S. average

Proximity to the Port of Virginia

A Hub of Connectivity

- Port of Virginia will be the deepest and widest port in the East Coast by 2024
- The future Craney Island Marine Terminal is the largest fully-permitted port expansion project on the east coast
- 75% of the U.S. population lives within a two-day drive from the Port of Virginia
- Richmond Marine Terminal is westernmost port in the Mid-Atlantic and Northeast
- 2.5 hours to open sea with no air draft restrictions
- \$6.95 million available in Virginia Port incentives each year
- Port of Virginia had the highest increase in 2021 TEU volume (25.1%) out of all the U.S. ports and still achieved #1 most efficient port ranking in the world by SP Global
- A comprehensive ESG strategy with a commitment to reach net zero across our business by 2040



3rd Largest Port
on the East Coast



6th Largest Port
in the US



**Authorized to Dredge
55 Feet Deep** to service
growing fleet of Ultra
Large Container Vessels



33% of Cargo arrives and
departs the port by rail, the
largest percentage of any
US East Coast Port



374,000 jobs or **9.4%**
of the state's resident
workforce



Over 16 billion in
recent and upcoming
infrastructure improvement

Nearby Tenants



RICHMOND
INTERNATIONAL AIRPORT
6 MILES



TO I-295 AND I-64

TECHNOLOGY BLVD



WHITE OAK

INDUSTRIAL



FOR MORE INFORMATION, PLEASE CONTACT:

GARETH O. JONES

Managing Director
garetho.jones@jll.com
O + 1 804 200 6453
M + 1 804 514 8171

JIMMY APPICH

Managing Director
jimmy.appich@jll.com
O + 1 804 200 6420
M + 1 804 928 5599



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.